

**Fleming County Project Development Board**  
**160 West Electric Avenue, Flemingsburg, KY 41041**  
**Record of Special Call Meeting, September 16, 2008, 5:00 pm Eastern**

The meeting was called to order at 5:03 pm by Chairperson CJE Larry H. Foxworthy. Roll Call was completed as noted below:

**Present:** Larry H. Foxworthy, Pam Lowe, Marvin W. Suit, Judge Stockton B. Wood, and David DeAtley

**Absent:** Louie Flanery, Judge W. Todd Walton II, J. Scott Brown

**Other Attendees:** Michael Kier, Administrative Office of the Courts (AOC)  
Sam Howard, Trace Creek Construction, Inc (TCCI)  
Eric Chambers, Michael Carroll and Alex Sasmay, Brandstetter Carroll Architects (BCA)

**Old Business:** Mike Carroll, Brandstetter Carroll Architects opened the meeting and discussed the revisions made to new judicial center floor plans, site plans and two elevation schemes since the last meeting. The two elevation schemes depicted concepts of # 1 dome style top and # 2 federal squared top for the new judicial center. Mr. Carroll stated he met last Friday with AOC's in-house Architect James Bowan and incorporated AOC's revisions. Mr. Carroll stressed that these are only concept plans for Phase A submission to the Court Facilities Standards Committee (CFSC) on October 3, 2008 in Frankfort. Mr. Carroll would like for the Chairperson of the Board and/or other board member to also attend the CFSC meeting in October if possible.

Eric Chambers, Brandstetter Carroll, presented the revised site plan and reviewed: Additional parking if jail property and/or three West Water Street properties were acquired for judicial center project, existing parking lot on alley, stone drain remaining intact, and accommodating the requests of Stivers/Wood/Spangler property owners. A retaining wall would be needed if jail site is used for parking and would produce twelve (12) spots for general parking.

Mr. Chambers presented the revised first floor plan and reviewed: Relocation of elevator, AOC architects suggestions, squared up the district court room which can seat one hundred twenty (120) people in spectator area, prisoner holding area to courtroom path, district judge's area and path to courtroom, secondary access to drug court, records review/public viewing area, eight (8) workstations for circuit clerk, staff security and sally port.

Mr. Chambers presented the revised second floor plan and reviewed: main stairs to open atrium, pretrial services area, Court Designated Worker (CDW) area moved closer to family court, Circuit Court and Family Court (57 seats) areas can be combined to increase seating to One hundred (132) spectator seats. A secondary exit from Circuit Court room was added for compliance. The Grand Jury and Jury deliberation areas were combined. Mr. Chambers reviewed prosecutors section, enlarged vestibule near family court, attorney/client witness room, law library which may also be used as small conference room. Juvenile waiting area did not change. Chambers showed the staff circulation, private access to judge's chambers and secured prisoner elevator.

Mr. Chambers reviewed the two concept elevation schemes showing # 1 dome top and # 2 federal squared top for the new judicial center. The top of the second floor would be approximately 32' (ft.) in height and adding the dome would bring the height to approximately 56' (ft.). The squared top would be close to the same height as the dome top

per Chambers. Roof pitch would be 3/8" per foot per Sam Howard. Discussion was held regarding concern that HVAC or mechanical equipment on top of roof may be visible from the top of courthouse hill which would be unsightly. Mr. Carroll stated if mechanical equipment has to be located on top of the building, they would design a penthouse structure to house the mechanical equipment and hide the equipment on the roof. Mr. Carroll explained all air flow would probably be small units for air temperature zone control in ceiling throughout the structure except in the main courtrooms where the units would not be overhead but to the sides of the courtrooms. Mr. Carroll stated no design for roof mechanical equipment/structure has been done and the cost is unknown. Mr. Carroll stressed the building design is not complete therefore all questions relative to slope, mechanical equipment, etc. cannot be answered at the level.

Chairperson Larry H. Foxworthy asked the board members of their preference to the concept elevation schemes. Judge Stockton B. Wood prefers the more impressive dome style top but said the dome needed to be bigger. Magistrate David DeAtley liked both concepts and selected the dome style top. Co-Chairperson Marvin Suit liked the federal squared style top. Circuit Clerk Pam Lowe likes the dome style top with two different window styles. Chairperson Larry H. Foxworthy likes the dome style top and all windows to be arched on top and bottom floors. The architects explained historically the arched window style is for façade to continue the design level and could be altered after Phase A submission. Board Member J. Scott Brown and Judge W. Todd Walton II were contacted by Brandstetter Carroll prior to meeting for their comments regarding the site plan, floor plan and design concept preference. Currently there has been no response from Judge Walton. J. Scott Brown replied via email dated 9-12-08 his choice of preference with the round dome style top. Mr. Carroll stated he believe Garlan Vanhook, AOC Facilities Director, prefers the dome style concept design.

Public comments were heard regarding the concept elevation schemes. Public opinions regarding the dome style top were that it does not fit in downtown area and design reflects a Mid Eastern influence. Public asked for consideration to be given to protect the integrity of downtown area and that the cupola (squared top) is more in keeping with current downtown façade but proportion of base needs to be bigger. Mr. Suit confirmed the original courthouse had a church spire. The public asked if contractor had expertise in working with a flat roof. Sam Howard, Trace Creek Construction Inc., stated if the roof was done correctly then it would work. Public had concern with heavy snow fall on flat roof of the building may cause future problems. Mr. Howard stated the modified bitumous roof, which the type of roof required by AOC, would comply with code requirements and would not have an issue with snow load. Michael Kier, AOC Project Manager, stated it was not feasible with cost/budget to construct a pitched roof nor would it look good. Mr. Howard stated if pitched roof was installed it would be 4"= 1 ft. and would add an additional 18'-20' to the building which would be too big. Mr. Howard stated construction activities would be separated into 18-22 trade specific bid packages with bond required additional to Trace Creek Construction's bond. Mr. Carroll said the roof would have a standard five year warranty and that additional warranty could be purchased if desired. Judge Wood asked if the different styles affect the interior space because it looks like interior space is less with squared top style. Mr. Carroll replied it changes the ceiling only. Mr. Howard stated there was not much cost difference between two styles of building schemes.

Chairperson Foxworthy called for a vote regarding the board members preference in design concept style. Votes tallied: Lowe - Dome, DeAtley – Dome, Foxworthy – Dome, Suit - Cupola (square) and Wood – Dome. J. Scott Brown's response via email: Dome Motion by Pam Lowe. Seconded by David DeAtley to accept the votes as tallied with design concept of dome style preferred five to one. Motion carried.

A motion was made to authorize Brandstetter Carroll Architects to submit the approved site plan, floor plans and design concept elevation scheme # 1 dome top for new Fleming County Judicial Center to CFSC Committee for Phase A approval. Motion by David DeAtley. Seconded by Lowe. Opposed by Suit. Motion carried.

A motion was made to adjourn at 6:03 PM. Motion by Wood. Seconded by Lowe. All in favor.